



ADT

HEARNES
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FREEHOLD Offers in excess of £500,000

A beautifully presented four bedroom detached character house located in a sought after residential location within a moments walk of Winton Recreation Ground and easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links. The property has been superbly updated by the current owner and features two large reception rooms, a stunning open plan kitchen/dining room with bi-folding doors, a sunny aspect garden and off road parking.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, opens into two impressive reception rooms over looking the front aspect and both benefitting from feature high ceilings. To the rear of the property is a stunning, high specification kitchen/dining room with bi-folding doors providing access to the rear garden. The kitchen features a comprehensive range of floor and wall mounted units finished with a quartz stone work surface, large breakfast bar seating area and a range of integrated appliances. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms all of which are generous in size. The accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

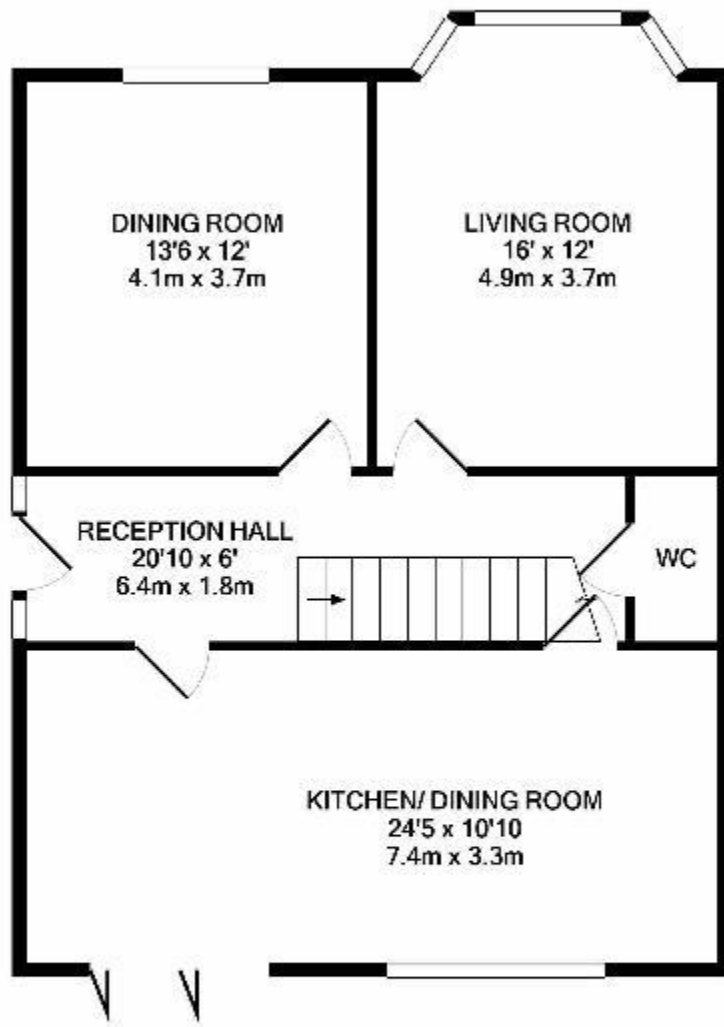
Externally the property benefits from a sunny aspect, landscaped rear garden being mainly laid to lawn with a raised seating area adjoining the rear of the property along with a further paved seating area to the rear of the garden. To the front of the property a shingle driveway provides off road parking.

EPC RATING: E COUNCIL TAX BAND: E

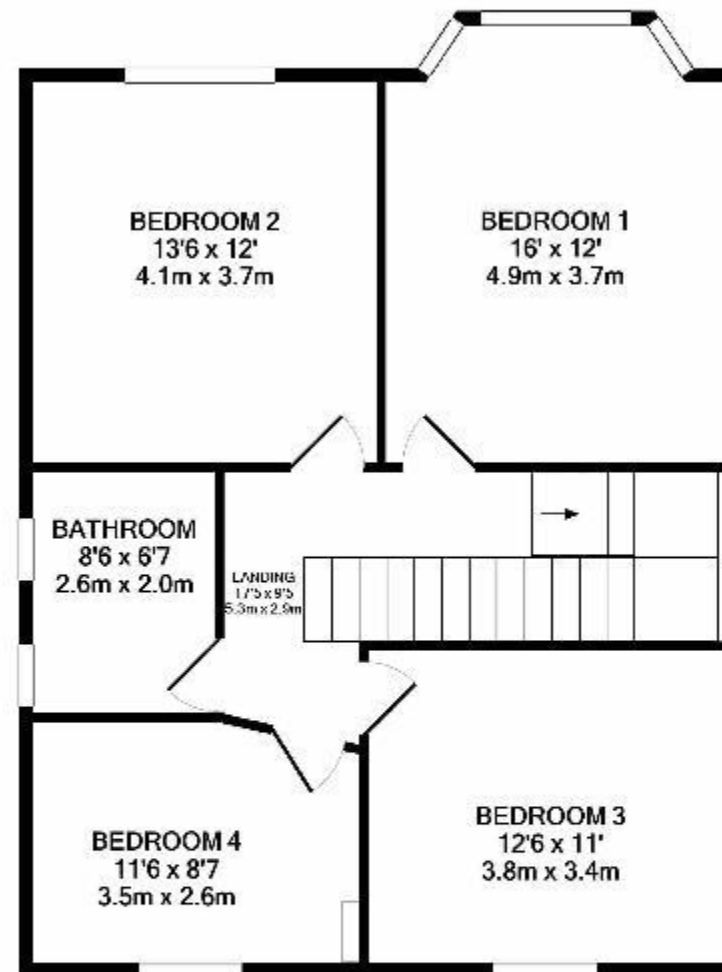
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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